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Connecticut State Capitol
General Assembly
Legislative Office Building
Hartford, CT

Attn: Planning and Development Committee

Re: **House Bill No. 5096: An Act Increasing the Threshold Required for Passage of
Unfunded Mandates**

Dear Members of the Planning and Development Committee:

My name is Michael E. Nelson and I am a concerned state citizen. I am in the real estate business and have the good fortune to meet many people from a wide array of businesses seeking to lease or purchase real estate that will accommodate their business model. Some models are sustainable and many are not.

Once you have been through several business cycles it's easier and easier to spot the winning and losing business models. Picking companies with losing business models directly affects my company's bottom line and frankly my personal bottom line. It's imperative to make informed and conservative decisions to keep my own business model sustainable.

Looking at House Bill No. 5096 in light of sustainable business models, it's apparent that Unfunded Mandates are not a sustainable business model. Connecticut Taxpayers are paying too much in taxes already and are voting with their feet. (The Fairfield County Office vacancy rate is 20% compared to 13.9% nationally and 11% for urban properties.) As our elected officials, we ask you to protect our interests and not rely on an unsustainable business model as a means to achieving your political goodwill.

Unfunded Mandates are a burden for taxpayers and for the Towns that must administrate the new legislation.

Please approve House Bill No. 5096 and make Unfunded Mandates a problem of the past.

Kind regards,

Michael Nelson
Vice President